

025.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

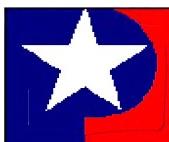
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,145,400 / 1,145,400

USE VALUE: 1,145,400 / 1,145,400

ASSESSED: 1,145,400 / 1,145,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
38-38A		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: YEPEZ OSCAR ETAL	
Owner 2: KANTHAKA CLEVELAND CORP	
Owner 3:	

Street 1: 6 DANIELS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: YEPEZ OSCAR -	
Owner 2: RODRIGUEZ GINA -	

Street 1: 6 DANIELS ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3803 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	5198.000	679,500	5,100	460,800	1,145,400		16075
							GIS Ref
							GIS Ref
							Insp Date
							07/13/17

PREVIOUS ASSESSMENT								Parcel ID	025.0-0001-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	679,500	5100	5,198.	460,800	1,145,400		Year end	12/23/2021
2021	105	FV	588,200	5100	5,198.	460,800	1,054,100		Year End Roll	12/10/2020
2020	105	FV	575,700	5100	5,198.	460,800	1,041,600	1,041,600	Year End Roll	12/18/2019
2019	105	FV	440,700	5100	5,198.	489,500	935,300	935,300	Year End Roll	1/3/2019
2018	105	FV	440,700	5100	5,198.	357,100	802,900	802,900	Year End Roll	12/20/2017
2017	105	FV	441,900	5100	5,198.	311,000	758,000	758,000	Year End Roll	1/3/2017
2016	105	FV	441,900	5100	5,198.	264,900	711,900	711,900	Year End	1/4/2016
2015	105	FV	397,600	5100	5,198.	259,200	661,900	661,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
YEPEZ OSCAR,	78806-155	1	9/29/2021	Convenience	100	No	No					
BERRIOS EMMA RY	76975-332	1	2/16/2021		1,220,000	No	No					
PAGAN EMMA G,	64258-27		9/19/2014	Convenience	1	No	No	Emma G Pagan dod 1/3/2019				
MEHREZ HENRI	25744-390		10/18/1995		229,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
5/11/2021	603	Redo Bat	11,000	O					3/24/2021	SQ Mailed	MM	Mary M													
6/13/2007	441	Manual	2,700		G9	GR FY09	replace garage roo		10/29/2020	Fieldrev-Chg	DGM	D Mann													
5/6/2002	331	Porch	14,000	O	G4	GR FY04	REMOVE WDK-BUILD E	ADD DORMER	7/13/2017	Meas/Inspect	PH	Patrick H													
4/10/1998	224	Dormers	15,000						7/13/2017	Meas/Inspect	DGM	D Mann													
									7/5/2017	MEAS&NOTICE	KB	Kevin B													
									4/23/2009	Measured	372	PATRIOT													
									6/6/2000	Missed Appt.	163	PATRIOT													
									10/5/1999	Mailer Sent															
									10/5/1999	Measured	264	PATRIOT													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 3	Total: 3	Full Bath: 3	Rating: Good	A Bath: 1	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE																	
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:		Kits: 3	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units 2									
Alt LUC:		Alt %:		Fpl:	Rating:	Other													
Jurisdct: G4		Fact: .		WSFlue:	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
INTERIOR INFORMATION				CONDO INFORMATION				Lower											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Totals	RMs: 13	BRs: 5	Baths: 3	HB							
Partition: T - Typical				Floor:															
Prim Floors: 3 - Hardwood				% Own:															
Sec Floors:			%	Name:															
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext:																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 3																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 025.0-0001-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	AV	1927		21.25	T	40	105			5,100		5,100	
More: N	Total Yard Items:	5,100	Total Special Features:																
	Total:	5,100																	
IMAGE																AssessPro Patriot Properties, Inc			
																			